

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10718 Prichard Fisher Inc., appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

EFFECTIVE DATE OF ORDER - August 16, 1971

ORDERED:

That the appeal for variance from the minimum lot area requirements of R-2 District to permit erection of single family dwelling adjoining 3606 Joselyn Street, N.W., lot 64, Square 1990 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is currently vacant with an area of 3,100 square feet and dimensions of 40' by 77.5'.
3. The appellant proposes to construct a single family dwelling on subject property (See Exhibit No. 2).
4. The property when purchased by the appellant was a legally buildable lot (semi-detached building) (See Exhibit No. 1A).
5. A change in the Zoning Regulations, November 17, 1970, changed the minimum lot area requirements to 4,000 square feet thereby making the subject property unbuildable.
6. There was neighborhood opposition registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a hardship

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within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER.